

CERTIFICATE OF INSPECTION**VALID FOR ONE YEAR**

Address:	153 West Grace Street	Date:	March 31 st , 2016
Perm. Parcel No:	812-19-049	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Third Federal Savings & Loan	Maximum Occupancy:	5 persons
Agent:	% REO Property Consultant	Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []
Phone:			

Upon inspection, we find that said property is in need of repairs as follows:

NOTE: The water services were off at the time of inspection. A re-inspection at a later date **SHALL BE** required to inspect these items.

NOTE: The scope of work needed at this dwelling will require that registered City of Bedford contractors shall obtain permits for the Electrical (new service and panel at house, shed and garage), Building (roof permit for the house and garage) and Plumbing (plumbing revisions to DWV system). To obtain permits, plans shall be prepared and approved prior to issuance of any permits. Work for which the approved plans and permits are required shall not be started until the approved plans and permits are obtained.

NOTE: Third floor level may not be used as a bedroom as it does not have code compliant means of egress.

HEALTH/SAFETY ITEMS (Items that need to be done PRIOR to occupancy):

- 1) Install a new smoke detector on the basement, first and third floor level(s). Install smoke detectors in each bedroom.
- 2) Furnace must be clean and in serviceable condition and generally free of rust and corrosion. Have the appliance cleaned and serviced by a qualified technician. Or Replace the appliance with a new appliance.
- 3) Exterminate the garage structure for insects, birds and/or rodents.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **HEALTH/SAFETY**, must be corrected/inspected **PRIOR** to occupancy. Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.

CITY OF BEDFORD BUILDING DEPARTMENT**Inspector:**

Richard Hickman

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REQUIRED MAINTENANCE ITEMS:

- 1) Remove all trash, rubbish, garbage or debris on property, especially in shed and garage.
- 2) All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal.
- 3) All exterior wooden doors and trim must be properly maintained and painted. Scrape and paint/stain.
- 4) All porches must be properly maintained and painted and equipped with guards and handrails if more than 30" high. Make all necessary repairs to the front porch and rear accordingly. Stain/paint.
- 5) All second floor level porches must be properly maintained and painted and equipped with guards. Make all necessary repairs to the second floor porch and guards accordingly. Stain/paint the guard assembly.
- 6) Roofs must be free of holes, deterioration, vegetation, leaks or missing shingles and be structurally sound. Remove the existing roofing shingles and install a new roof on the dwelling. Use Ice and water Shield where required. Make all necessary repairs to the existing roof. Materials used for repairs must match the existing in type, quality and color. A maximum of two layers of roofing are permitted on roof.

GARAGE:

- 1) Exterior walls and trim materials must be painted and in good repair. Repair failing siding. Removal all vegetation. Scrape and paint the entire garage or install new vinyl siding on garage.
- 2) Roofs must be free of holes, vegetation, deterioration or leakage. Repair or completely replace the garage roof.
- 3) Interior drywall ceiling appears to have water damage and bowed areas in the ceiling, and holes in the wall from rodent entry that need repair or removal of the drywall.
- 4) Provide steel plate between steel column and wood beam.
- 5) Repair bearing wall between the two overhead doors that has been moved out of alignment, masonry wall cracks and deteriorated masonry materials.
- 6) Scrape and paint or completely replace the overhead door.

EXTERIOR ITEMS:

- 1) Clean interior and exterior, repair or replace all gutters and downspouts as needed.
- 2) All masonry (block, brick, etc. – chimneys, foundations, brick steps, brick fronts, veneers, etc) must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly.
- 3) All windows must be intact, operable, glazing putty in good condition and painted. Replace all missing screens.
- 4) All doors must open and close properly. Repair or replace the front storm door accordingly.
- 5) All exterior light fixtures must be complete, properly maintained and operate normally.
- 6) Trim all trees, bushes and/or shrubbery on the property, especially by the garage and shed.
- 7) Remove or replace the rotted landscape timbers in the rear yard of the house.

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GENERAL GARAGE ITEMS:

- 1) Clean interior and exterior, repair or replace all gutters and downspouts as needed.
- 2) Exterior walls must be free of cracks, holes, damaged or missing siding, damaged or missing trims.
- 3) All electrical outlets in walls and ceilings must be GFCI protected.
- 4) All circuits in the sub-panel load-center must be identified/labeled on the panel cover.
- 5) All breakers to be same MFR as the panel unless MFR written documents are provided that allow other brands.
- 6) Repair the exterior LB fittings located on the exterior wall of the garage
- 7) The receptacles indicate reversed polarity. Repair accordingly.
- 8) Remove multi-plug adapters at receptacles.
- 9) Make all necessary repairs to the garage window(s) and related frames and trims.

SHED ITEMS:

- 1) All electrical outlets in walls and ceilings must be GFCI protected.
- 2) Electric power to shed requires a proper service, not a section of Romex with a plug. Provide electrical service to the shed or remove all electric.
- 3) Scrape and paint the door, window and/or roof trims.
- 4) Scrape and paint the entire shed.

GENERAL ELECTRICAL ITEMS:

- 1) The panel must be grounded to the street side of water meter with #4 solid copper wire.
- 2) Install a new electrical service sized for the load and consolidate all other panels/disconnects into the new panel.
- 3) All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.
- 4) All unused or defective electrical fixtures or equipment must be completely removed throughout.
- 5) All lights, outlets and switches must be complete and operate properly.
- 6) Remove all multi-plug electrical devices and devices screwed into lamp holders.
- 7) Extension cords are permitted only for temporary uses. Remove cords used as permanent wiring.

GENERAL PLUMBING ITEMS:

- 1) Hot water tanks must be equipped with T & P relief valve with $\frac{3}{4}$ " copper or galvanized discharge piping terminating 2" – 6" from floor. Threaded fitting at bottom is not permitted and discharge line shall terminating 2" – 6" from floor.
- 2) Hot water tanks must be equipped with correct size and gauge exhaust flue piping sealed tightly @ chimney. Flu piping must be secured by using sheet metal screws or rivets.
- 3) Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.

GENERAL HVAC ITEMS:

- 1) Insure that the flue piping from the furnace and hot water tank is sealed tightly @ chimney.

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BASEMENT ITEMS:

- 1) Walls must be free of moisture, mold, mildew, etc. in the concealed room off the laundry room. Find causes of moisture and correct. Disinfect this basement area as needed.
- 2) Install an air admittance valve and p-trap under bar sink.
- 3) Provide a code compliant transition fitting between PVC and ABS DWV piping at the basement bar sink.
- 4) Scrape and paint the basement walls with block-filler paint in the concealed room off the laundry room.
- 5) All basement windows must be weather-tight, free of broken glass, glazing putty in good condition and equipped with working window locks. All wood frames and sash must be free of decay, splits, deflection and properly painted. Make repairs to windows as required.
- 6) Install an air admittance valve and p-trap under laundry sink.
- 7) Remove copper AC condensate line piped directly into the DWV waste line under the laundry sink and discharge into a waste receptor.

KITCHEN ITEMS:

- 1) Flooring must be sanitary and in good condition. Repair the flooring or replace.
- 2) All plumbing fixtures must be in good working condition and free of leaks. Find cause of leaks in the (water) (drain) piping and correct.
- 3) Walls and ceiling surfaces must be free of cracks and properly painted. Patch and paint as needed.
- 4) Clean, repair and disinfect the kitchen cabinets.
- 5) Add GFCI protection to all kitchen countertop outlets.
- 6) Install an air admittance valve under kitchen sink.

BATH ITEMS: Basement

- 1) Install an air admittance valve and p-trap under bathroom sink.
- 2) All plumbing fixtures must be in good working order and free of leaks and defects. Repair the leaking water piping/faucets. Repair the leaking drain lines.

BATH ITEMS: First Floor

- 1) Bathrooms must be equipped with at least one GFCI outlet. Install an outlet adjacent to the bathroom sink.
- 2) Bathrooms must be equipped with a window or an exhaust fan. Make window operational or install an exhaust fan.
- 3) Clean and disinfect the bathroom.
- 4) All electrical taps and splices must be enclosed in work box with correct cover.
- 5) Provide light fixture in bathroom.
- 6) All plumbing fixtures must be in good working order and free of leaks and defects. Repair the leaking water piping/faucets. Repair the leaking drain lines.
- 7) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
- 8) Caulk base of toilet leaving 1/2" in rear without caulk.
- 9) Caulk backsplash of sink.

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BATH ITEMS: Second Floor

- 1) Flooring must be clean, smooth and water-tight.
- 2) Clean and sanitize the stand alone shower and stand-alone whirlpool tub.
- 3) All plumbing fixtures must be in good working order and free of leaks and defects.
Repair the leaking water piping/faucets. Repair the leaking drain lines.
- 4) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
- 5) Caulk base of toilet leaving 1/2" in rear without caulk.
- 6) Caulk backsplash of sink.

INTERIOR ITEMS:

- 1) Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
- 2) Floors must not have any weak, loose, or decayed sections or boards. Repair the damaged floor in the kitchen.
- 3) Repair all windows to insure that glass is intact; that windows open and close properly; that windows lock securely; that glazing putty and weather stripping is present in good condition and is effective; and that every window is equipped with a screen.
- 4) Repair and/or secure short handrail section at the bottom section of stairs to the third floor. This handrail is laying on the second floor at the bedroom with the door off the hinges.
- 5) Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.
- 6) All fireplace dampers shall open and close properly
- 7) Clean the soiled carpeting and disinfect the floor surfaces.

NOTE: PLEASE BE ADVISED THAT AS THE OWNER OR AGENT OF THE REFERENCED PROPERTY, YOU ARE RESPONSIBLE FOR CUTTING THE GRASS/WEEDS, MAINTAINING SHRUBBERY, TREES, AND OTHER LANDSCAPING FEATURES IN BOTH FRONT AND REAR YARDS: *Ordinance 1305.16(d)(2)(N): The cost to the owner for the cutting, trimming or removal of trees, plants, hedges, shrubbery, grass or weeds or the necessary cleanup of leaves, trash, discarded household items, obsolete swimming or wading pools or similar obstacles to the proper maintenance of the landscaping shall be at the rate of **ONE HUNDRED DOLLARS (\$100.00) per hour with a MINIMUM CHARGE OF TWO HOURS (2) for any such work.***

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of FIVE (5) occupants (total of both adults and children)